



WRITING THE STORY OF ARIZONA'S FUTURE

Plan to Protect Future Homebuyers

Background:

While Governor Napolitano works to educate homeowners and keep Arizonans in their homes during the subprime debacle, she has a three-part plan to protect future homebuyers and prevent similar problems from occurring in the future.

Homebuyers' Bill of Rights:

The Department of Real Estate, at the Governor's direction, has created the Homebuyer's Bill of Rights, a resource to educate homebuyers. The Homebuyers' Bill of Rights ensures that new buyers have access to critical information about the property – including information on fire and police services, the location of the nearest essential services and schools, who maintains the roads around the property, and whether there is crime in the area. This information is critical when making the biggest investment most people will ever make – buying a home.

The entire Homebuyers' Bill of Rights is available through the Department of Real Estate's Web site, www.azre.gov.

Home Equity Theft Protection Act:

Too often, equity purchasers prey on families at risk of falling behind on their mortgage. These predatory purchasers use deceptive practices to swindle families out of their equity, which can lead to the loss of the home. The Home Equity Theft Protection Act would require equity purchasers to be licensed, so law enforcement can more easily go after the fraudulent ones. It would also require equity purchasers to disclose clear information to the homeowners with whom they are dealing.

Licensing Loan Officers:

When Arizonans sit down to discuss taking out a loan to buy a home, they should know the person on the other side of the table is educated, experienced, and ethical. By licensing loan officers, Arizonans will have the confidence that their lender has professional qualifications and a license that can be taken away for violations of the law or the ethical rules of the profession. This move – supported by Arizona's lenders – would encourage responsibility and high standards in the lending industry.